

Revaluation 2023

Public Buildings Committee

Practice Note 4 Valuation of Contractor's Basis Subjects Areas Adjustment and External Works' Costs

1.0 Introduction

- 1.1 This Practice Note gives guidance on certain elements of Contractor's Basis Valuations for the 2023 Revaluation in Scotland.

The Practice Note has the following contents:

- 1.0 Introduction
- 2.0 Adjustment of Building Floor Areas
- 3.0 Allowances
- 4.0 Schedule of Unit Cost Rates
- 5.0 Overall External Works
- Appendix 1

2.0 Adjustments of Building Floor Areas

- 2.1 When utilised in Contractor's Basis Valuations, building unit cost rates are normally derived from an analysis of the cost of provision of modern equivalent items on gross external area terms.
- 2.2 Such modern equivalent buildings often have wall thicknesses of a lesser gauge than those of buildings constructed at the start of the 20th century or earlier.
- 2.3 **GEA Difference Between Old and Modern Buildings**
- 2.3.1 The application of unit cost rates so derived to the gross external areas of buildings of older character with thick walls will produce inflated costs in comparison with the modern equivalent providing the same usable space.
- 2.3.2 To counter this effect, adjustments will require to be made, on a floor by floor basis, to the areas of buildings of older character.

- 2.3.3 The following table is a guide to the adjustments necessary to reduce the areas of buildings of older construction to a modern equivalent (to be interpolated appropriately).

Wall Thickness	450 mm	600 mm
Floor Area m²	% Adjustment	% Adjustment
50	13%	22%
100	8%	16%
200	6%	12%
300	5%	9%
600	3.5%	7%
1500	2.1%	4%
4000	1.3%	2.5%

2.4 GEA To GIA Difference Regarding Old and Modern Buildings

- 2.4.1 In certain circumstances, either for analysis or valuation purposes, it may be necessary to equate gross external areas with gross internal areas. The following table is a guide to adjustment in this regard (to be interpolated appropriately).

Wall Thickness	300 mm	450 mm	600 mm
Floor Area m²	% Adjustment	% Adjustment	% Adjustment
50	15%	27%	36%
100	12%	20%	26%
200	9%	14%	19%
300	8%	12%	16%
600	6%	8%	11%
1500	3%	5%	7%
4000	2%	3%	5%

3.0 Allowances

3.1 Age Related Allowances

- 3.1.1 In applying age and obsolescence allowances to buildings and civils and other allowances to land reference should be made to guidance in SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations).

3.2 Flat Roof Construction Allowances

- 3.2.1 Consideration should be given to the application of an allowance of up to 5% in cases where older inferior flat roof construction has resulted in greater repairing obligations. Any such allowance should be applied to the affected floor area only, and should be withheld completely in cases of modern applications of this form of construction.

3.3 System Built Allowances

- 3.3.1 System built structures comprising of inferior lightweight and inexpensive structural steel or timber frame and panel construction with very little or no brickwork to walls with inferior flat roofs may be given an additional allowance of up to 20% for pre 1975 structures, while those built from 1975 to 1985 may be given up to 15%. In the event of such allowances being applied, separate flat roof allowances as detailed at 3.2 should be withheld.
- 3.4 Further functional or technical obsolescence may require reflection based on site specific circumstances and valuer judgement.
- 3.5 The above allowances should not be aggregated but applied in sequence to provide the Adjusted Replacement Cost of a particular item.

4.0 Schedule of Unit Cost Rates

- 4.1 The schedule (shown as Appendix 1 to this report) lists typical items of external works encountered at lands and heritages and recommends unit cost rates that reflect the Scottish “mean” level for a notional contract size of £4,000,000. These rates require to be adjusted to reflect contract size and any addition for professional fees when arriving at Estimated Replacement Cost. (E.R.C.). In applying such adjustments, reference should be made to guidance in SAA Basic Principles Committee Practice Note 2 (Contractor’s Basis Valuations).

5.0 Overall External Works

- 5.1 These approximate overall rates may be useful where insufficient survey detail is available. They attempt to reflect the average cost of preparing, establishing and finishing the site of a public building. Higher quality finishes or features may justify higher rates and up to 20% may be added for this. The percentages quoted in the table below relate to the surface area of the site excluding the “footprint” of any building.

The ERC Rate is to be applied to the surface area of the site excluding the “footprint” of any building.

Type	ERC Rate /m ²
Virtually totally landscaped (e.g. grass/planting) with (limited) footpath, walls or fencing	£13
90% landscaped with footpath, hardstandings, walls or fencing	£24
80% landscaped with footpath, hardstandings, walls or fencing	£36
70% landscaped with footpath, hardstandings, walls or fencing	£47
60% landscaped with footpath, hardstandings, walls or fencing	£59
50% landscaped with footpath, hardstandings, walls or fencing	£70
40% landscaped with footpath, hardstandings, walls or fencing	£81
30% landscaped with footpath, hardstandings, walls or fencing	£93
20% landscaped with footpath, hardstandings, walls or fencing	£104
10% landscaped with footpath, hardstandings, walls or fencing	£116
Totally Surfaced (hardstanding) with walls or fencing (no landscaping)	£127

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Schedule of Unit Cost Rates

Appendix 1

RCG Code	Description	ERC Rate	Unit
33U1N5	Hardstandings (if drainage provided – add £28 per m²)		
	<u>Plain in situ concrete</u>		
	Plain paving, 150mm thick hardcore, including excavation		
33U155	100 mm thick	£49	m ²
33U15A	150 mm thick	£57	m ²
33U15F	200 mm thick	£66	m ²
33U15K	250 mm thick	£74	m ²
	<u>Reinforced in situ concrete</u>		
	Reinforced paving, 150mm thick hardcore, including excavation		
33U165	100mm thick	£53	m ²
33U16A	150mm thick	£62	m ²
33U16F	200mm thick	£71	m ²
33U16K	250mm thick	£79	m ²
	<u>Roads - Surfaces</u>		
	<u>Coated Macadam Roads</u>		
	<u>Wearing Course Base Course Road Base Sub Base</u>		
33U17A	30 mm 60 mm 50 mm 250 mm	£66	m ²
33U185	30 mm 50 mm 100 mm 250 mm	£77	m ²
33U18A	30 mm 50 mm 100 mm 300 mm	£74	m ²
	<u>Asphalt Road</u>		
	<u>Wearing Course Base Course Road Base Sub Base</u>		
33U195	40 mm 60 mm 100 mm 300mm	£97	m ²
	<u>Roads – Composite Rates</u>		
	In situ ready mixed 150 mm thick reinforced concrete with 150 mm thick hardcore sub base including excavations, kerbs, channels, gullies and drainage.		

RCG Code	Description	ERC Rate	Unit
33U1S4	3.5 m wide	£498	m run
33U1S5	4.9 m wide	£580	m run
33U1SA	6.1 m wide	£645	m run
33U1SF	7.3 m wide	£710	m run
	100mm two coat dense bitumen macadam paving on 250 mm sub base including excavation, kerbs, channels, gullies and drainage		
33U1T4	3.5 m wide	£441	m run
33U1T5	4.9 m wide	£510	m run
33U1TA	6.1 m wide	£567	m run
33U1TF	7.3 m wide	£624	m run
	<u>Gravel/hoggin roads/pavements</u> (includes hardcore base but excludes drainage)		
33U1A5	Hardcore 150 mm thickness	£17	m ²
33U1AF	Gravel 50 mm thickness	£25	m ²
33U1AK	Gravel 63 mm thickness	£27	m ²
33U1AQ	Granular fill 100 mm thickness	£14	m ²
	<u>Slab/brick/block/sett/cobble pavings</u> (includes hardcore base but excludes drainage)		
33U1F5	<u>Artificial stone</u> 450 x 600 x 50 mm	£53	m ²
33U1FA	600 x 600 x 50 mm	£51	m ²
	<u>Brick paviors</u> 215 x 103 x 65 mm		
33U1G5	laid flat	£76	m ²
33U1GA	laid flat to <i>herringbone pattern</i>	£64	m ²
33U1GF	laid on edge	£109	m ²
33U1GK	laid on edge to <i>herringbone pattern</i>	£82	m ²
	<u>Concrete paviors</u> 200 x 100 x 80 mm (grey)		
33U1K5	laid flat	£65	m ²
33U1KA	laid flat to <i>herringbone pattern</i>	£71	m ²
33U1KF	(coloured) laid flat	£66	m ²
33U1KK	laid flat to <i>herringbone pattern</i>	£72	m ²
	<u>Cobble paving</u> 50 – 75 mm		
33U1H5		£135	m ²
33U1HA	laid to pattern	£158	m ²
	<u>Concrete paving flags</u> (includes hardcore base but excludes drainage)		

33U1J5	450 x 300 x 60 mm Grey	£65	m ²
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RCG Code	Description	ERC Rate	Unit
33U1JA	600 x 600 x 50 mm Grey	£57	m ²
33U1JF	750 x 600 x 50 mm Grey	£54	m ²
33U1JK	900 x 600 x 50 mm Grey	£50	m ²
Granite setts (includes hardcore base but excludes drainage)			
33U1L5	200 x 100 x 100 mm	£121	m ²
33U1LA	laid to pattern	£130	m ²
Grass concrete paving with topsoil and seeded (excludes drainage)			
33U1M5	75 mm thick	£98	m ²
33U1MA	100 mm thick	£109	m ²
33U1MF	150 mm thick	£134	m ²
Landscaped Areas			
Excavate topsoil, store & respread on site, cultivate, apply weedkiller, sow grass seed, harrow, lightly roll and carry out initial cut.			
33U00B	Park Quality	£7.19	m ²
33U00G	Sportsfield Quality	£7.61	m ²
33U00P	Grass Area Land Drainage	£1.66	m ²
Playing Surfaces (includes excavation and hardcore)			
33U010	<u>Ash</u> Surfacing including foundations	£48	m ²
	<u>Shale</u> Surface including drainage and foundation		

33U020	Small areas less than 6,000 m ²	£54	m ²
33U015	Areas greater than 6,000m ²	£44	m ²
	<u>Tarmacadam</u>		
	Porous tarmacadam including drainage and foundation		
33U030	Small areas less than 6,000 m ²	£53	m ²
RCG Code	Description	ERC Rate	Unit
33U025	Areas greater than 6,000 m ²	£44	m ²
	<u>Turf</u>		
33U055	Artificial all-weather pitch including drainage and stone foundations	£68	m ²
	<u>Bowling Green</u>		
33U00Q	38.4 x 38.4 m, 6 rink, basic, including land drainage and gravel perimeter path	£112,555	each
33U00V	38.4 x38.4 m, 6 rink, good club, Inc. land drainage, perimeter ditch channel, and macadam perimeter path.	£123,937	each
33U00U	Six rink Bowling Green to EBA standard Inc. land drainage, pumped irrigation, sprinkler system, perimeter ditch channel, and macadam path.	£132,789	each
	<u>Cricket</u>		
	Synthetic wicket, 30.00 x 2.60 m including drainage		
33U075	Concrete foundations per wicket	£ 14,874	each
33U07A	Stone foundations per wicket	£ 12,169	each
	<u>5-a-side Football Pitch</u>		
	36.00 x 18.50 m, including perimeter wall and mesh fence including drainage		
33U085	Asphalt/macadam surface	£54,713	per pitch
33U08A	Synthetic surface	£72,419	per pitch
33U00K	Grass Tennis Court	£39,166	each
	<u>Kerbs, Edgings and Channels</u>		
	<u>Precast Concrete Edgings</u>		
	Bedded, jointed and pointed in cement mortar, haunching up one side with in situ concrete on concrete foundation including excavation		

33U105	50 mm x 150mm to 250mm edgings – straight or curved	£18	m run
	<u>Precast concrete kerbs/channels</u> Formed as above:		
33U10A	125 x 250 mm Kerbs - straight	£22	m run
33U10D	125 x 250 mm Kerbs - curved	£29	m run

RCG Code	Description	ERC Rate	Unit
33U10E	125 x 300 mm Kerbs - straight	£32	m run
33U10H	125 x 300 mm Kerbs - curved	£38	m run
33U10K	255 x 125 mm Channels - straight	£31	m run
33U10N	255 x 125 mm Channels - curved	£41	m run
	<u>Precast concrete "Saficurb" drainage channels</u>		
33U10Q	250 mm x 250 mm	£93	m run
	<u>Inspection unit</u>		
33U10T	With cast iron lid 248 x 248 x 914 mm	£151	each
	<u>Silt box top</u>		
33U10W	With concrete frame and cast iron lid, 457 x 610 mm, set over gully each -	£424	each
	<u>Footpaths</u>		
	<u>Gravel</u> (excludes kerbs, channels & edgings)		
33U1PK	50 mm thick 150mm hardcore base	£18	m ²
33U1PM	50 mm thick prepared earth base	£6	m ²
	<u>Bitumen macadam paving</u> (excludes kerbs, channels & edgings)		
33U1PT	Tarmac surface 20mm wearing course 45mm base	£34	m ²
	<u>Site Furniture</u>		
	<u>Lighting</u>		
	Lighting on columns set in concrete foundations		
33U1YK	4-6 m columns with up to 70 W lamp including electrical supply and	£1,542	each

33U1YM	connections 10-12 m columns with up to 250 W lamp including electrical supply and connections	£2,250	each
33U1YQ	10-12 m columns with sodium lamp including electrical supply and connections	£2,858	each
<u>Security/Settings</u>			
<u>Security Barriers</u>			
Barriers for a 4 m clear opening with steel supports bolted to a concrete foundation (average rates)			

RCG Code	Description	ERC Rate	Unit
33U1U5	<u>Manually</u> operated pole barrier with counter balance on tubular steel supports	£1,876	each
33U1V5	<u>Electrically</u> operated pole barrier switch operated	£3,217	each
33U1VA	<u>Electrically</u> operated pole barrier with pedestal mounted card reader and auto close induction loop	£3,929	each
33U1VE	Two <u>electrically</u> operated barriers with pedestal mounted card readers and auto close induction loop for entrance and exit with gatehouse over-ride switch	£8,006	each
<u>Road blockers</u>			
33U1VJ	Hydraulically operated road blocker 3 m wide 350 mm raised height. Remote push button control, two induction loops and red over green traffic light	£10,896	each
33U1VP	Surface mounted hydraulically operated road blocker 3 m wide with 300 mm raised height. Remote push button control, two induction loops, red over green traffic light and approach ramps	£9,011	each
33U1VS	Hydraulic rising bollard. Remote push button control, safety/auto-raise loop to work in both directions, two red over green traffic lights	£8,317	each
<u>Bollards/Guard rails</u>			
<u>Safety Barriers</u>			
33U1XK	Single sided corrugated beam	£43	m run
33U1XP	Double sided corrugated beam	£52	m run

33U1XT	Single sided open box beam	£45	m run
33U1XX	Double sided open box beam	£82	m run
<u>Bollards set in concrete foundations</u>			
33U1X5	Pre-cast concrete	£297	each
33U1XA	Hollow steel with cast cap	£275	each
33U1XF	Cast Iron	£308	each
<u>Boundary Walls/Fences</u>			
<u>Walls</u>			
½ brick (102 mm) thick solid wall of:-			

RCG Code	Description	ERC Rate	Unit
30P0B0	Common bricks in mortar	£56	m ²
30P0BF	Medium grade facing bricks in mortar	£91	m ²
30P0BP	Class A engineering bricks in mortar	£109	m ²
1 brick (215 mm) thick solid wall of:-			
30P0B5	Common bricks in mortar	£81	m ²
30P0BK	Medium grade facing bricks in cement mortar	£111	m ²
30P0BU	Class A engineering bricks in mortar	£143	m ²
<u>Concrete post and wire fencing</u>			
Two, three and four wire, posts at 2.75 m centres			
33U2A5	900 mm high, two wire	£20	m run
33U2AA	1.07 m high, three wire	£21	m run
33U2AF	1.20 m high, three wire	£21	m run
33U2AK	1.40 m high, four wire	£21	m run
<u>Timber post and wire fencing</u>			
<u>Posts at 2.75 m centres</u>			
33U2B5	900 mm high	£25	m run
33U2BA	1.2 m high	£26	m run
33U2BF	1.4 m high	£26	m run
<u>Chain Link Fencing</u>			
Galvanised mild steel mesh; galvanised mild steel or concrete posts at 3.0 m centres			

33U2CA	900mm high	£20	m run
33U2CK	1.2 m high	£20	m run
33U2CP	1.5 m high	£23	m run
33U2CV	1.8 m high	£27	m run
33U2D5	2.4 m high	£35	m run
	Plastic Coated mild steel mesh; concrete posts at 3.0 m centres		
33U2GA	900mm high	£19	m run
33U2GK	1.2 m high	£19	m run
33U2GP	1.5 m high	£22	m run
33U2GV	1.8 m high	£25	m run
RCG Code	Description	ERC Rate	Unit
	<u>Gates and gate posts</u>		
	Galvanised mild steel chain link mesh, with angle framing, braces etc. complete with hinges, locking bar, lock and bolts (for plastic coated add £5 to Singles and £10 Pairs)		
	<u>Single</u>		
33U2DK	0.9 m wide x 1.2 m high	£170	each
33U2DQ	0.9 m wide x 1.8 m high	£272	each
	<u>Pairs</u>		
33U2E5	2.44 m wide x 0.9 m high	£662	each
33U2EA	2.44 m wide x 1.2 m high	£683	each
33U2EF	2.44 m wide x 1.8 m high	£737	each
33U2EK	4.00 m wide x 0.9 m high	£1,089	each
33U2EQ	4.00 m wide x 1.2 m high	£1,125	each
33U2EV	4.00 m wide x 1.8 m high	£1,213	each
33U2FO	4.00 m wide x 2.4 m high	£1,637	each
33U2F5	6.00 m wide x 1.8 m high	£1,842	each
33U2FA	6.00 m wide x 2.4 m high	£2,455	each
	<u>Chain link fencing for tennis courts</u>		
	Galvanised mild steel mesh; galvanised mild steel posts at 2.5 m centres		
33U2K5	2,745 mm high, 36.0 x 18.0 m including gate 1,070mm x 1,980mm complete with hinge, locking bar, lock and bolts	£2,697	each

33U2KA	3,660 mm high, 36.0 x 18.0 m including gate 1,070mm x 1,980mm complete with hinge, locking bar, lock and bolts	£4,131	each
Timber Fencing			
Cleft chestnut pale fencing; pales spaced 51 mm apart on two lines galvanised wire; 64mm diameter posts; 76mm x 51mm struts			
33U2L5	900 mm high posts at 2.5 m centres	£11	m run
33U2LA	1.05m high; posts at 2.5m centres	£14	m run
33U2LF	1.2 m high, posts at 2.25 m centres	£22	m run
33U2LK	1.35 m high; posts at 2.25 m centres	£26	m run
Closeboarded – 76 mm x 38 mm softwood rails, 89 mm x 19 mm softwood pales lapped, 152 mm x 25 mm softwood gravel boards, all softwood treated posts at 3.0 m centres			
33U2M5	1.0 m high; two rail; concrete posts	£59	m run
33U2MA	1.2 m high; two rail; concrete posts	£69	m run

RCG Code	Description	ERC Rate	Unit
33U2MF	1.4 m high; three rail; concrete posts	£64	m run
33U2MK	1.6 m high; three rail; concrete posts	£73	m run
33U2MQ	1.8m high; three rail; concrete posts	£77	m run
33U2NA	1.2m high; two rail; oak posts	£55	m run
33U2NF	1.4m high; three rail; oak posts	£63	m run
33U2NK	1.6 m high; three rail; oak posts	£68	m run
33U2NQ	1.8m high; three rail; oak posts	£76	m run
Interwoven panels - 1.80 m wide, fixed to 100 mm x 100 mm oak posts at 1.80 m centres			
33U2U5	1.5 m high	£56	m run
33U2UF	1.8 m high	£60	m run
1.80 m wide, fixed to 100 mm x 100 mm concrete posts at 1.80 centres			
33U2UA	1.5 m high	£69	m run
33U2UK	1.8 m high	£80	m run
Post and rail - three horizontal rails 90 mm x 38 mm fixed to 150 mm x 75 mm posts at 1.8 m centres; all pressure treated softwood			
33U2W5	1.2 m high	£30	m run
Post and rail - three horizontal rails 90 mm x 38 mm fixed to 150 mm x 75 mm posts at 1.8 m centres; all pressure treated oak			

33U2WA	1.4m high	£35	m run
33U2WF	1.2 m high	£32	m run
33U2WK	1.4 m high	£37	m run
33U2X5	3,000 mm wide	£681	each

Post and rail - four horizontal rails 90 mm x 38 mm fixed to 150 mm x 75 mm posts at 1.8 m centres; all pressure treated softwood and 90 mm x 38 mm intermediate posts

Field gate - complete with wrought iron ironmongery; type 5 bar diamond braced, 1.30 m high, hung on 200 mm x 200 mm posts all.
treated softwood

Palisade – 75 mm x 25 mm softwood vertical palings with pointed tops, two 100 mm x 50 mm horizontal softwood rails housed into 150 mm x 100 mm softwood posts with weathered tops, all pressure treated timber, posts at 2.5 m centres

RCG Code	Description	ERC Rate	Unit
33U2VA	1.2 m high	£60	m run
33U2VB	1.8 m high	£90	m run
33U2VE	1.8 m high Oak	£90	m run
<u>Precast concrete slab fencing</u>			
Precast concrete slab, 305 mm x 38 mm x 1,753 mm slabs fitted into twice grooved concrete posts. Posts at 1.83 m centres			
33U2P5	1.2 m high	£55	m run
33U2PA	1.5m high	£69	m run
33U2PF	1.8m high	£75	m run
<u>Mild steel unclimbable fencing and gates</u>			
Mild steel unclimbable in panels 2440 mm long; flat section top flat section edges on steel post at 2.4m centres			
33U2YM	2.1m high	£149	m run
33U2YN	2.4m high	£168	m run
Gates and gate posts; mild steel unclimbable (to match mild steel unclimbable fencing) with flat section framing etc; complete with locking bar, handles etc; two 102mm x 102mm hollow section			

	gate posts		
33U2ZH	2 x 1.2m x 2.1m ht	£1,246	Pair
33U2ZK	2 X 2.4m x 2.1m ht	£2,103	Pair
33U2ZM	2 x 1.2m x 2.4m ht	£1,424	Pair
33U2ZN	2 X 2.4m x 2.4m ht	£2,404	Pair
	<u>Tubular steel railings and gates</u>		
	<i>Railings; mild steel;</i> in bays 2,000 mm long; 20 mm diameter balusters at 130 mm centres welded to flat rail top and bottom; bolted to 51mm x 51 mm hollow square section posts at 2.0 m centres		
33U2S5	900 mm high	£118	m run
33U2SA	1.2 m high	£164	m run
33U2SF	1.5 m high	£183	m run

RCG Code	Description	ERC Rate	Unit
	<u>Galvanised steel security fencing and gates</u>		
	<i>Security Fencing</i> - Corrugated steel palisade security with pales at 152 mm centres; rolled steel angle posts at 2.75 m centres set in concrete; all hot-dip galvanised.		
33U2Y3	1.80m high	£79	m run
33U2Y5	2.40m high	£86	m run
33U2YA	2.70m high	£91	m run
33U2YF	3.00m high	£94	m run
	<i>Security Gates</i> – Gates and gate posts, corrugated steel palisade security (to match fencing) hung on rolled steel joist posts set in concrete; complete with bolts and locking bar; all hot-dip galvanised		
33U2ZA	Pair 4.00 m wide x 2.40 m high	£735	each
33U2ZF	Pair 5.00 m wide x 3.00 m high	£963	each
	<i>Electronic Security Gates</i> - Gates and gate posts; corrugated steel palisade security (to match fencing) hung on rolled steel joist posts set in concrete; complete with bolts and locking bar; all hot-		

	dip galvanised gates power operated; double leaf swing, remote push button automation		
33U315	Pair 4.00 m wide x 2.40 m high	£11,699	each
	<u>Cycle Shelters:</u>		
41F00A	Freestanding half brick thick walls corrugated or profiled metal sheet roof	£286	m2
41F02A	Freestanding light steel frame corrugated or profiled metal sheet rear wall and roof	£316	m2
41F04A	Freestanding proprietary shelter - light steel frame corrugated or profiled metal sheet walls and roof	£363	m2
41F04D	Freestanding combined proprietary shelter and rack - light steel frame corrugated aluminium roof	£1,998	each
41F06A	Lean to half brick thick side walls corrugated or profiled metal sheet roof	£236	m2
41F08A	Lean to light steel frame corrugated or profiled metal sheet side walls and roof	£169	m2